

100 YEARS OF RPAC WINS



- 01** 1925 – the Colorado Legislature passed the first real estate broker licensing law.
- 02** 1957 – The State Supreme Court settles a case in favor of REALTORS®. The Denver Bar Association wanted to prevent REALTORS® from drawing up any legal documents relating to real estate. Today, REALTORS® are thus able to complete prompt real estate service to their clients.
- 03** 1941 – (National RPAC founded), 1972 CAR Political Action Committee formed, 1986 CAR's Political Survival Fund created, and 1981 CAR's Issues Committee formed.
- 04** 1959 – Colo. Fair Housing Act prohibiting discrimination passed the Colorado Legislature.
- 05** 1964 – CAREB's long-standing opposition to enforced public housing mandated by a central government reached a conclusion when Governor John Love signed the Public Housing Referendum Law, which made it possible for each individual community to determine its own housing mix.
- 06** 1985 – CAR joined REALTORS® across the country to oppose tax reform proposals that would have eliminated the second home mortgage and property tax deductions.
- 07** 1996 – New Single Licensing passed by legislature that creates broker associate, independent broker and employing broker.
- 08** 2003 – CAR's Legislative Policy team worked hard to help pass Designated Brokerage which was approved by state legislature as of January 2003.
- 09** 2010 – CAR passed legislation to create commercial broker liens. (HB10-1288).
- 10** 2013 – CAR worked diligently (in SB 13-258) to reverse an erroneous court decision with previous legislation (HB 08-1141) that ensures proof of adequate water for new residential developments authority remains with local governments instead of courts preventing limits on development.
- 11** 2015 to 2016 – Colorado Project Wildfire was created. Through this program, REALTORS® work to help reduce the risk of wildfires to Colorado communities.
- 12** 2016 – CAR is one of the first 5 states in the country to pass First Time Homebuyer Savings Accounts (HB16-1467).
- 13** 2017 – Legislator of the Year Awards Established.
- 14** 2017 – Construction Litigation Reform passes legislature after a 10 year deliberation with stakeholders (HB17-1279).
- 15** 2016-2018 – CAR supports electoral reform in allowing independent commissions to draw electoral maps for state legislative and congressional districts. Raises the Bar by making it more difficult for out of state groups to change our constitution without getting signatures from all state senate legislative districts (Amdt 71) and opens primaries to independent voters (Prop 107 and 108).
- 16** 2004/2008 – CAR defeated proposed statewide anti-growth measures.
- 17** 2019 – CAR supports a package of affordable housing funding measures: (HB-1319) to increase access to funding for affordable housing developers, (HB1322) established a state affordable housing fund with general and unclaimed property dollars, (HB1228) raised the cap for low income housing tax credits used to build, and (HB 1245) increased the vendor fee and allocate part to affordable housing.
- 18** 2020 – CAR passes Remote Notarization legislation after the culmination of a 4 year battle at the Capitol to protect Consumer Data Privacy.
- 19** 2020 – CAR advocates to keep Real Estate Essential during Covid-19 Pandemic.
- 20** 2021 – CAR passes 4 historic package of legislation called the Century of Opportunity (HB 1200, HB 1028, HB 1134, and HB 1271) that increases financial literacy, reports on how state housing dollars are spent, builds renter credit and incentivizes the best practices in affordable housing development.



WHY I INVEST

- Construction litigation reform.
- Funding affordable housing, and stopping anti-growth policies.
- First time home buyer savings accounts.
- Marijuana grow laws that limit plant counts and maintain neighborhood character.
- Balanced service and emotional support animal regulation that creates rules.
- Transparency of HOA charge status fees.
- Requiring education on the difference between rental and ownership of solar panels in a housing transaction.
- Giving Colorado a presidential primary and opening primaries to Independents. (Prop 107 and Prop 108)
- Passing redistricting reforms that allow drawing for state and congressional districts by independent commission (Amendments Y&Z).
- Keeping real estate essential.
- Advocating for small business loans and adequate rental assistance during pandemic.
- Protecting the mortgage interest deduction, promoting SALT tax relief and the sole proprietor pass through income tax deductions.
- Wildfire tax credit for consumers to create defensible space and advocating for a property owner seat on the Fire Commission.
- Leading the way to protect Fair Housing.
- Association health plans.
- Protection of independent contractors.
- Expanding broadband access.
- Protecting 1031's.
- Remote notarization with consumer data privacy.
- Reporting rental payments to build credit.
- Promoting financial literacy and addressing the costs of student loan debt.
- Funding infrastructure and transportation needs, including fast tracks.
- Patent litigation reform.
- Fighting sales taxes on services.
- Sign ordinances that restrict housing transactions.
- GSE Reform, and Re-authorization of Terrorism Risk Insurance.
- Raise the bar- protecting our Colorado constitution from out of state interest groups.
- Preventing Amendment 69 that double-taxed REALTOR® livelihood.
- Supporting tax increment financing, urban renewal, and opportunity zones.
- Supporting water rights, water storage and protecting WOTUS Reforms.
- Clarifying legal descriptions in property titles and navigation rights by river outfitters.
- Reduced business personal property taxes and impact fees.
- Radon, appraiser and home inspector regulation and continuing education for the real estate profession that increases competency.
- Protecting against taxing short term rentals at commercial rates.
- Supporting conservation easements.
- Balancing housing provider and tenants in landlord tenant legislation.
- Harmonizing the RESPA transparency and TILA disclosures and regulations.
- Public housing referendum law makes it possible for each community to determine it's own housing mix.
- Advocating for more balanced tax policy instead of disproportionately targeting property ownership.
- No cap on home loans by department of veteran's affairs.
- TABOR - Preventing rent control and transfer taxes.
- Reform in condo loan policies from HUD and FHA and Flood Insurance extension and Reform.